Certificate on details of price of specified securities and weighted average cost to promoters, promoter group, selling shareholder and others for acquisition of shares

Date: September 9th 2026

To,

The Board of Directors,
Pranav Constructions Limited
Unit No. 1001, 10th Floor, DLH Park
Near MTNL, S.V. Roa
Goregaon West, Mumbai – 400 104

Centrum Broking Limited *(as successor to the merchant banking business of Centrum Capital Limited)*
Level 9, Centrum House,
C.S.T. Road, Vidyanagari Marg,
Kalina, Santacruz (East)
Mumbai – 400 098
Maharashtra, India.

and

PNB Investment Services Limited
PNB Pragati Towers, 2nd Floor,
Plot No. C-9, G-Block,
Bandra Kurla Complex, Bandra(E),
Mumbai - 400 051.

(Centrum Broking Limited *(as successor to the merchant banking business of Centrum Capital Limited)* and PNB Investment Services Limited are hereinafter individually referred to as **Book Running Lead Manager/BRLM** and collectively referred to as **Book Running Lead Managers/BRLMs**).

Sub: **Proposed initial public offering of equity shares of face value of ₹ 10 each (Equity Shares) by Pranav Constructions Limited (Company) through a fresh issue of Equity Shares and an offer for sale by selling shareholder (Offer).**

Dear Sirs,

We, M/s Agrawal Jain & Gupta, chartered accountants, have been informed by the Company that it proposes to make the Offer and in that connection file a prospectus (**Prospectus**), with the Registrar of Companies, Mumbai – I, at Mumbai (**ROC**) and submitted to the Securities and Exchange Board of India (**SEBI**), and the BSE Limited (**BSE**) and the National Stock Exchange of India Limited (**NSE** and together with the **BSE**, the **Stock Exchanges**)in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (**SEBI ICDR Regulations**) and the Companies Act, 2013, as amended. We have been requested by the Company to verify and certify the (i) weighted average cost of acquisition of Equity Shares of the Company acquired by the Promoters, Promoter Group and Selling Shareholder in the preceding 3 years, eighteen months and one year and (ii) average cost of acquisition of Equity Shares held by the Promoters, Promoter Group and Selling Shareholder; and (iii) average cost of acquisition and weighted average cost of acquisition of all Equity Shares.

Accordingly, based on the information and explanation and on review of the share allotment register, share transfer register, minutes of the meetings of the Board of Directors of the Company, minutes of annual general meeting and extra-ordinary general meetings of the Company, relevant statutory registers and other documents and accounts presented to us, we hereby certify the following:

Equity Shares acquired by the Promoters in the preceding 3 years

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Pranav Kiran Ashar	25.05.2024	1,37,86,208	10	-	-	N/A	Bonus	1,37,86,208	-
Pranav Kiran Ashar	31.05.2024	1,37,86,208	10	-	-	N/A	Bonus	2,75,72,416	-
Pranav Kiran Ashar	07.01.2025	1,12,01,294	10	-	-	N/A	Bonus	3,87,73,710	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Ravi Ramalingam	25.05.2024	50,40,000	10	-	-	N/A	Bonus	50,40,000	-
Ravi Ramalingam	31.05.2024	50,40,000	10	-	-	N/A	Bonus	1,00,80,000	-
Ravi Ramalingam	07.01.2025	40,95,000	10	-	-	N/A	Bonus	1,41,75,000	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Equity Shares acquired by the Promoters in the preceding 18 months

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Pranav Kiran Ashar	-	-	-	-	-	-	-	-	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Ravi Ramalingam	-	-	-	-	-	-	-	-	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Equity Shares acquired by the Promoters in the last 1 year

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Pranav Kiran Ashar	-	-	-	-	-	-	-	-	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Ravi Ramalingam	-	-	-	-	-	-	-	-	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Equity Shares acquired by the Promoter Group in the preceding 3 years

(in ₹ except number of shares and cost per shares)

Name of the Promoter Group	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Nine Realms Advisory LLP	02-12-2024	5,00,000	10	250	12,50,00,000	Cash	Transfer	5,00,000	12,50,00,000
Nine Realms Advisory LLP	07-01-2025	1,91,176	10	-	-	N/A	Bonus	6,91,176	12,50,00,000
Pranav Kiran Ashar Trust	30-01-2025	500	10	240	1,20,000	Cash	Transfer	6,91,676	12,51,20,000
Cost per Equity Share	**₹180.89**								
Weighted Average cost per Equity Share	**₹180.89**								

Equity Shares acquired by the Promoter Group in the last 18 months

(in ₹ except number of shares and cost per shares)

Name of the Promoter Group	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Equity Shares acquired by the Promoter Group in the last 1 year

(in ₹ except number of shares and cost per shares)

Name of the Promoter Group	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
-	-	-		-	-	-	-	-	-
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Average cost of acquisition and Weighted average cost of all Equity Shares in the preceding 3 years

(in ₹ except number of shares and cost per shares)

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Biourja India Infra Private Limited.	12-12-2023	10,000	10	1,000	1,00,00,000	Cash	Transfer	10,000	1,00,00,000

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Biourja India Infra Private Limited.	30-12-2023	1,51,488	10	1000	15,48,88,000	Cash	Issue of Right Shares	1,61,488	16,14,88,000
Jitendra Kantilal shah	22-03-2024	58,124	10	4,130	24,00,52,120	Cash	Transfer	2,19,612	40,15,40,120
Various Shareholders[(1)]	25-05-2024	2,92,04,704	10		-	N/A	N/A	2,94,24,316	40,15,40,120
Various Shareholders[(2)]	31-05-2024	2,92,04,704	10		-	N/A	N/A	5,86,29,020	40,15,40,120
Private Placement[(3)]	02-12-2024	10,00,000	10	250.00	25,00,00,000	Cash	Private Placement	5,96,29,020	65,15,40,120
Various Shareholders[(4)]	07-01-2025	2,41,11,174	10	-	-	N/A	Bonus	8,37,40,194	65,15,40,120
Bren Verghese Koothoor	30-01-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,37,50,594	65,40,36,120
Pranav Kiran Ashar Trust	30-01-2025	500	10	240.00	1,20,000	Cash	Transfer	8,37,51,094	65,41,56,120
Bhavna Dilip Sheth	06-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,37,61,494	65,66,52,120
EN Interactive Technologies P Ltd	06-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,37,71,894	65,91,48,120
Indiraben Hasmukhrai Patel	06-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,37,82,294	66,16,44,120
Rita Deepak Vakharia	06-02-2025	41,600	10	240.00	99,84,000	Cash	Transfer	8,38,23,894	67,16,28,120
Sanjay Lunawat	06-02-2025	6,250	10	240.00	15,00,000	Cash	Transfer	8,38,30,144	67,31,28,120
Usha Bandi	06-02-2025	6,250	10	240.00	15,00,000	Cash	Transfer	8,38,36,394	67,46,28,120
Abhishek Nema HUF	10-02-2025	6,250	10	240.00	15,00,000	Cash	Transfer	8,38,42,644	67,61,28,120

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Amit Maheshwari	10-02-2025	8,600	10	240.00	20,64,000	Cash	Transfer	8,38,51,244	67,81,92,120
Khushal Hitendra Shah	10-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,38,61,644	68,06,88,120
Ushaben Natwarbhai Patel	10-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,38,82,444	68,56,80,120
Pankaj Dhirajlal	10-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,39,03,244	69,06,72,120
Robin Gupta	10-02-2025	6,250	10	240.00	15,00,000	Cash	Transfer	8,39,09,494	69,21,72,120
Sangeeta Atul Patel	10-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,39,19,894	69,46,68,120
Satish Kumar Puranchand Aggarwal	10-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,39,30,294	69,71,64,120
Sharath Shekhar Mendon	10-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,39,40,694	69,96,60,120
Sudeep Kimtee	10-02-2025	6,250	10	240.00	15,00,000	Cash	Transfer	8,39,46,944	70,11,60,120
Harshil Jayesh Dalal	12-02-2025	2,600	10	240.00	6,24,000	Cash	Transfer	8,39,49,544	70,17,84,120
Mansi Yogesh Shah	12-02-2025	7,500	10	240.00	18,00,000	Cash	Transfer	8,39,57,044	70,35,84,120
Meghna R Ojha	12-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,39,77,844	70,85,76,120
Swapna Lakshminarayanan	12-02-2025	2,000	10	240.00	4,80,000	Cash	Transfer	8,39,79,844	70,90,56,120
Swati Jayesh Dalal	12-02-2025	4,400	10	240.00	10,56,000	Cash	Transfer	8,39,84,244	71,01,12,120

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Mukesh Bhogilal Shah	12-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,39,94,644	71,26,08,120
Rajesh Bhogilal Shah	12-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,40,05,044	71,51,04,120
Jugal Prafulchandra Shah	12-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,40,25,844	72,00,96,120
Jyoti Jugal Shah	17-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,40,46,644	72,50,88,120
Ujjwal Todi	12-02-2025	1,25,000	10	240.00	3,00,00,000	Cash	Transfer	8,41,71,644	75,50,88,120
Nikhil R Patel	12-02-2025	14,583	10	240.00	34,99,920	Cash	Transfer	8,41,86,227	75,85,88,040
Hemant Deepak Sampat	17-02-2025	57,943	10	240.00	1,39,06,320	Cash	Transfer	8,42,44,170	77,24,94,360
Kiran Bachubhai Shah (HUF)	14-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,42,54,570	77,49,90,360
Shah Pratika Kiran	14-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,42,75,370	77,99,82,360
Nikhil R Patel	14-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,42,96,170	78,49,74,360
Jigar Jawaharlal Shah	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,43,06,570	78,74,70,360
Ranna Pratik Baindur	17-02-2025	4,000	10	240.00	9,60,000	Cash	Transfer	8,43,10,570	78,84,30,360
Bharat Vrajlal Shah	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,43,20,970	79,09,26,360
Deepak Vrajlal Shah	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,43,31,370	79,34,22,360

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Leena Jitendra Shah	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,43,41,770	79,59,18,360
Kiran Bachubhai Shah	17-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,43,62,570	80,09,10,360
Prachi Vishal Shah	17-02-2025	20,800	10	240.00	49,92,000	Cash	Transfer	8,43,83,370	80,59,02,360
Ramesh Chhaganlal Janani	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,43,93,770	80,83,98,360
Disha N. Janani	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,44,04,170	81,08,94,360
Ankit Bharat Shah	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,44,14,570	81,33,90,360
Ashok Johrilal Bindal	17-02-2025	10,400	10	240.00	24,96,000	Cash	Transfer	8,44,24,970	81,58,86,360
Nikhil R Patel	17-02-2025	6,400	10	240.00	15,36,000	Cash	Transfer	8,44,31,370	81,74,22,360
Nikhil R Patel	17-02-2025	83,141	10	240.00	1,99,53,840	Cash	Transfer	8,45,14,511	83,73,76,200
Vikrant Jain	13-02-2025	3,125	10	240.00	7,50,000	Cash	Transfer	8,45,17,636	83,81,26,200
Nikhil R Patel	26-06-2025	83,000	10	240.00	1,99,20,000	Cash	Transfer	8,46,00,636	85,80,46,200
Vimal Agarwal	12-12-2025	83,333	10	240.00	1,99,99,920	Cash	Transfer	8,46,83,969	87,80,46,120
Cost per Equity Share	**₹10.37**								
Weighted Average cost per Equity Share	**₹10.37**								

[1])Allotment of 13,786,208 Equity Shares to Pranav Kiran Ashar, 5,040,000 Equity Shares to Ravi Ramalingam, 8,053,600 Equity Shares to RiverCrest India Infrastructure Private Limited, 1,291,904 Equity Shares to Biourja India Infra Private Limited, 464,992 Equity Shares to Jitendra Kantilal Shah, 120,000 Equity Shares to Vishwas Mahadeo Kokane and Vrushali Suryakant Pathare, 80,000 Equity Shares to Jugal Prafulchandra Shah, 80,000 Equity Shares to Jyoti Jugal Shah, 16,000 Equity Shares to Yogesh Ratilal Shah and Sangeeta Yogesh Shah, 12,000 Equity Shares to Sangeeta Yogesh Shah and Yogesh Ratilal Shah, 4,000 Equity Shares to Chintan Yogesh Shah, 20,000 Equity Shares to Jesal Manish Shah, 80,000 Equity Shares to Harish Gopinath Kale, 16,000 Equity Shares to Samir Rasik Hingoo, 16,000 Equity Shares to Nirav Rasik Hingoo, 16,000 Equity Shares to Kinjal Rasiklal Hingoo, 20,000 Equity Shares to Pankaj Arvindbhai Patel, 8,000 Equity Shares to Jatin Popatlal Shah, 8,000 Equity Shares to Kalpana Jatin Shah, 8,000 Equity Shares to Kaushal Jatin Shah, 8,000 Equity Shares to Priti Kaushal Shah, 8,000 Equity Shares to Kris Kaushal Shah, 8,000 Equity Shares to Jully Vikram Shah, 8,000 Equity Shares to Chaitali Tejas Shah, 8,000 Equity Shares to Abhay Shashikant Salot, 8,000 Equity Shares to Darshan Kiran Shah, 8,000 Equity Shares to Shreyansh Manish Shah and 8,000 Equity Shares to Mansi Yogesh Shah.

[(2)]Allotment of 13,786,208 Equity Shares to Pranav Kiran Ashar, 5,040,000 Equity Shares to Ravi Ramalingam, 8,053,600 Equity Shares to RiverCrest India Infrastructure Private Limited, 1,291,904 Equity Shares to Biourja India Infra Private Limited, 464,992 Equity Shares to Jitendra Kantilal Shah, 120,000 Equity Shares to Vishwas Mahadeo Kokane and Vrushali Suryakant Pathare, 80,000 Equity Shares to Jugal Prafulchandra Shah, 80,000 Equity Shares to Jyoti Jugal Shah, 16,000 Equity Shares to Yogesh Ratilal Shah and Sangeeta Yogesh Shah, 12,000 Equity Shares to Sangeeta Yogesh Shah and Yogesh Ratilal Shah, 4,000 Equity Shares to Chintan Yogesh Shah, 20,000 Equity Shares to Jesal Manish Shah, 80,000 Equity Shares to Harish Gopinath Kale, 16,000 Equity Shares to Samir Rasik Hingoo, 16,000 Equity Shares to Nirav Rasik Hingoo, 16,000 Equity Shares to Kinjal Rasiklal Hingoo, 20,000 Equity Shares to Pankaj Arvindbhai Patel, 8,000 Equity Shares to Jatin Popatlal Shah, 8,000 Equity Shares to Kalpana Jatin Shah, 8,000 Equity Shares to Kaushal Jatin Shah, 8,000 Equity Shares to Priti Kaushal Shah, 8,000 Equity Shares to Kris Kaushal Shah, 8,000 Equity Shares to Jully Vikram Shah, 8,000 Equity Shares to Chaitali Tejas Shah, 8,000 Equity Shares to Abhay Shashikant Salot, 8,000 Equity Shares to Darshan Kiran Shah, 8,000 Equity Shares to Shreyansh Manish Shah and 8,000 Equity Shares to Mansi Yogesh Shah.[(3)]Allotment of 400,000 equity shares to Jitendra Kantilal Shah, 100,000 equity shares to Pooja Jinit Dharia and 500,000 equity shares to Nine Realms Advisory LLP.

[(4)]Allotment of 11,201,294 Equity Shares to Pranav Kiran Ashar, 4,095,000 Equity Shares to Ravi Ramalingam, 6,543,550 Equity Shares to RiverCrest India Infrastructure Private Limited, 1,049,672 Equity Shares to Biourja India Infra Private Limited, 530,747 Equity Shares to Jitendra Kantilal Shah, 191,176 Equity Shares to Nine Realms Advisory LLP, 97,500 Equity Shares to Vishwas Mahadeo Kokane and Vrushali Suryakant Pathare, 65,000 Equity Shares to Jugal Prafulchandra Shah, 65,000 Equity Shares to Jyoti Jugal Shah, 65,000 Equity Shares to Harish Gopinath Kale, 38,235 Equity Shares to Pooja Jinit Dharia, 16,250 Equity Shares to Jesal Manish Shah, 16,250 Equity Shares to Pankaj Arvindbhai Patel, 13,000 Equity Shares to Yogesh Ratilal Shah and Sangeeta Yogesh Shah, 13,000 Equity Shares to Samir Rasik Hingoo, 13,000 Equity Shares to Nirav Rasik Hingoo, 13,000 Equity Shares to Kinjal Rasiklal Hingoo, 9,750 Equity Shares to Sangeeta Yogesh Shah and Yogesh Ratilal Shah, 6,500 Equity Shares to Jatin P Shah, 6,500 Equity Shares to Kalpana J Shah, 6,500 Equity Shares to Kaushal J Shah, 6,500 Equity Shares to Priti Kaushal Shah, 6,500 Equity Shares to Kris Kaushal Shah, 6,500 Equity Shares to Jully Vikram Shah, 6,500 Equity Shares to Chaitali Tejas Shah, 6,500 Equity Shares to Abhay Shashikant Salot, 6,500 Equity Shares to Darshan Kiran Shah, 6,500 Equity Shares to Shreyansh Manish Shah, 6,500 Equity Shares to Mansi Yogesh Shah and 3,250 Equity Shares to Chintan Yogesh Shah

Average cost of acquisition and Weighted average cost of all Equity Shares in the preceding 18 months

(in ₹ except number of shares and cost per shares)

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Nikhil R Patel	26-06-2025	83,000	10	240	1,99,20,000	Cash	Transfer	83,000	1,99,20,000

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Vimal Agarwal	12-12-2025	83,333	10	240	1,99,99,920	Cash	Transfer	1,66,333	3,99,19,920
Cost per Equity Share	**₹240.00**								
Weighted Average cost per Equity Share	**₹240.00**								

Average cost of acquisition and Weighted average cost of all Equity Shares in the preceding 1 year

(in ₹ except number of shares and cost per shares)

Name of the individual	Date of Acquisition	No. of Equity Shares	Face Value (₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Vimal Agarwal	12-12-2025	83,333	10	240.00	1,99,99,920	Cash	Transfer	83,333	1,99,99,920
Cost per Equity Share	**₹240.00**								
Weighted Average cost per Equity Share	**₹240.00**								

Equity Shares acquired by the Selling Shareholder in the preceding 3 years

(in ₹ except number of shares and cost per shares)

Name of the Selling Shareholder	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Biourja India Infra Private Limited	12.12.2023	10,000	10	1,000	1,00,00,000	Cash	Transfer	10,000	1,00,00,000.00
Biourja India Infra Private Limited	30.12.2023	1,51,488	10	1,000	15,14,88,000	Cash	Issue of Right Shares	1,61,488	16,14,88,000.00
Biourja India Infra Private Limited	25.05.2024	12,91,904	10	-	-	N/A	Bonus	14,53,392	16,14,88,000.00

Name of the Selling Shareholder	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Biourja India Infra Private Limited	31.05.2024	12,91,904	10	-	-	N/A	Bonus	27,45,296	16,14,88,000.00
Biourja India Infra Private Limited	07.01.2025	10,49,672	10	-	-	N/A	Bonus	37,94,968	16,14,88,000.00
Cost per Equity Share	**42.55**								
Weighted Average cost per Equity Share	**42.55**								

Equity Shares acquired by the Selling Shareholder in the preceding 18 months

Name of the Selling Shareholder	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Equity Shares acquired by the Selling Shareholder in the last 1 year

in ₹ except number of shares and cost per shares)

Name of the Selling Shareholder	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Cost per Equity Share	**NIL**								
Weighted Average cost per Equity Share	**NIL**								

Weighted average cost of acquisition of all Equity Shares

Period	Weighted Average Cost of Acquisition (in ₹)*	Cap Price is 'X' times the Weighted Average Cost of Acquisition	Range of acquisition price: Lowest price – highest price* (in ₹)
Last 3 years	10.37	11.96	Nil to 4,130.00
Last 18 months	240.00	0.52	240.00 to 240.00
Last 1 year	240.00	0.52	240.00 to 240.00

The details of shareholding of the Promoters and the average cost per Equity Share held by the Promoters is set out below:

Promoters

(in ₹ except number of shares and cost per shares)

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Pranav Kiran Ashar	31-07-2003	4,900	10	10	49,000	Cash	Promoter Equity	4,900	49,000
Pranav Kiran Ashar	18-10-2014	20,00,000	10	10	2,00,00,000	Cash	Private Placement	20,04,900	2,00,49,000
Pranav Kiran Ashar	31-03-2016	-100	10	10	-1,000	Cash	Transfer	20,04,800	2,00,48,000
Pranav Kiran Ashar	13-05-2017	4,81,152	10	0	-	N/A	Bonus	24,85,952	2,00,48,000
Pranav Kiran Ashar	22-06-2017	-22,000	10	10	-2,20,000	Cash	Transfer	24,63,952	1,98,28,000
Pranav Kiran Ashar	23-06-2017	-20,000	10	10	-2,00,000	Cash	Transfer	24,43,952	1,96,28,000
Pranav Kiran Ashar	27-06-2017	-20,000	10	10	-2,00,000	Cash	Transfer	24,23,952	1,94,28,000
Pranav Kiran Ashar	28-06-2017	-10,000	10	10	-1,00,000	Cash	Transfer	24,13,952	1,93,28,000
Pranav Kiran Ashar	02-08-2017	-28,000	10	10	-2,80,000	Cash	Transfer	23,85,952	1,90,48,000
Pranav Kiran Ashar	06-11-2017	-67,000	10	10	-6,70,000	Cash	Transfer	23,18,952	1,83,78,000
Pranav Kiran Ashar	21-03-2018	-20,000	10	10	-2,00,000	Cash	Transfer	22,98,952	1,81,78,000
Pranav Kiran Ashar	24-09-2018	-6,30,000	10	10	-63,00,000	Cash	Transfer	16,68,952	1,18,78,000
Pranav Kiran Ashar	19-01-2023	54,324	10	0	-	N/A	Transmission of shares from Late Kiran Ashar	17,23,276	1,18,78,000
Pranav Kiran Ashar	25.05.2024	1,37,86,208	10	0	-	N/A	Bonus	1,55,09,484	1,18,78,000
Pranav Kiran Ashar	31.05.2024	1,37,86,208	10	0	-	N/A	Bonus	2,92,95,692	1,18,78,000

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Pranav Kiran Ashar	07.01.2025	1,12,01,294	10	0	-	N/A	Bonus	4,04,96,986	1,18,78,000
Cost per Equity Share	**₹0.29**								
Weighted Average cost per Equity Share	**₹0.29**								

Name of the Promoter	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Ravi Ramalingam	24.09.2018	6,30,000	10	75	4,72,50,000	Cash	Transfer	6,30,000	4,72,50,000
Ravi Ramalingam	25.05.2024	50,40,000	10	-	-	N/A	Bonus	56,70,000	4,72,50,000
Ravi Ramalingam	31.05.2024	50,40,000	10	-	-	N/A	Bonus	1,07,10,000	4,72,50,000
Ravi Ramalingam	07.01.2025	40,95,000	10	-	-	N/A	Bonus	1,48,05,000	4,72,50,000
Ravi Ramalingam	17-02-2025	-83,141	10	75	-62,35,575	Cash	Transfer	1,47,21,859	4,10,14,425
Cost per Equity Share	**2.79**								
Weighted Average cost per Equity Share	**2.79**								

Average cost of acquisition of Equity Shares for the Promoters

Sr. No	Name of the Promoters	No. of Equity Shares acquired	Average cost of acquisition per Equity Share (in ₹)*
1.	Pranav Kiran Ashar	4,04,96,986	0.29
2.	Ravi Ramalingam	1,47,21,859	2.79

The details of shareholding of the Selling Shareholder and the average cost per Equity Share held by the Selling Shareholder is set out below:

Selling Shareholder

(in ₹ except number of shares and cost per shares)

Name of the Selling Shareholder	Date of Acquisition	No. of Equity Shares	Face Value(₹)	Cost per Equity Share (₹)	Total Cost (in ₹)	Consideration	Reasons for Allotment/ Transfer	Cumulative No. of Equity Shares	Cumulative amount (in ₹)
Biourja India Infra Private Limited	12.12.2023	10,000	10	1,000	1,00,00,000	Cash	Transfer	10,000	1,00,00,000.00
Biourja India Infra Private Limited	30.12.2023	1,51,488	10	1,000	15,14,88,000	Cash	Issue of Right Shares	1,61,488	16,14,88,000.00
Biourja India Infra Private Limited	25.05.2024	12,91,904	10	-	-	N/A	Bonus	14,53,392	16,14,88,000.00
Biourja India Infra Private Limited	31.05.2024	12,91,904	10	-	-	N/A	Bonus	27,45,296	16,14,88,000.00
Biourja India Infra Private Limited	07.01.2025	10,49,672	10	-	-	N/A	Bonus	37,94,968	16,14,88,000.00
Cost per Equity Share	**₹42.55**								
Weighted Average cost per Equity Share	**₹42.55**								

Average cost of acquisition of Equity Shares for the Selling Shareholder

Sr. No	Name of the Selling Shareholder	No. of Equity Shares acquired	Average cost of acquisition per Equity Share (in ₹)*
1.	Biourja India Infra Private Limited	37,94,968	42.55

Subsequent changes to the shareholding and the cost of acquisition of shares by the Promoter, Promoter Group and other entities:

1. The Company has confirmed that till the date on which the Equity Shares commence trading on the BSE Limited (**BSE**) and the National Stock Exchange of India Limited (**NSE** and together with BSE, the **Stock Exchanges**), any acquisition and, or, sale of any shares of the Company by any of its promoters will immediately be intimated to us i.e. within 12 hours of the transaction and the Book Running Lead Managers (the said confirmation is attached herewith and marked as **Annexure A**).

2. We hereby undertake that upon receipt of any intimation in accordance with **Annexure A**, we will immediately update and provide to the Company and the Book Running Lead Managers, an updated version of this certificate.

We hereby consent to the extracts of this certificate being used in the prospectus to be filed with the Registrar of Companies, Mumbai – I, at Mumbai (**RoC**) and submitted to the SEBI and the Stock Exchanges in connection with the Issue, and submission of this certificate as may be necessary, to any regulatory authority statutory, judicial or governmental authorities, and in any other material used in connection with the Issue and for disclosure on the website of the Company in connection with the Issue and/or for the records to be maintained by the Book Running Lead Managers in connection with the Issue and in accordance with applicable law.

We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (**Guidance Note**) issued by the Institute of Chartered Accountants of India (**ICAI**). The Guidance Note requires that we comply with ethical requirements of the Code of Ethics issued by the ICAI. We have also complied with the relevant applicable requirements of the Standard on Quality Control (**SQC**) 1, Quality Control for Films that Perform Audits and Reviews of Historical Financial information, Other Assurance and Related Services Engagements.

We confirm that the information in this certificate is true and fair. We hereby consent to the submission and disclosure of this certificate as may be necessary to the SEBI, the RoC, the Stock Exchange and any other regulatory or judicial authorities and, or, for any other litigation purposes and, or, for the records to be maintained by the Book Running Legal Managers, in accordance with applicable law. Further, we also consent to this certificate and the documents annexed to this certificate to be uploaded on the websites of the Company and the BRLMs and on the website, repository and, or, the database of the Stock Exchanges. We hereby give our consent to include this certificate as part of the section titled 'Material Contracts and Documents for Inspection' in the Offer Documents which, to the extent applicable, will be available to the public for inspection and authorize you to make this certificate available for inspection in accordance with applicable law.

We undertake to update you, in writing, of any change in the above-mentioned disclosures which we are aware of until the Equity Shares allotted, pursuant to the Offer, are listed and commence trading on the Stock Exchanges. In the absence of any such communication from us, the above information should be considered as updated information until the Equity Shares commence trading on the Stock Exchanges, pursuant to the Offer.

This certificate is for information and inclusion (in part or full) in the Offer Documents to be filed in relation to the Offer or any other Offer related material, and may be relied on by the Company, the Book Running Lead Managers, their affiliates and the legal counsel in relation to the Offer and to assist the Book Running Lead Managers in the context of due diligence procedures that the Book Running Lead Managers have to conduct and the documents in relation of their investigation of the affairs of the Company in connection with the Offer.

All capitalized terms not defined herein bear the meaning ascribed to them in the Offer Documents.

Yours sincerely,

For Agrawal Jain & Gupta

ICAI Registration No.: 013538C

Gaurav Jain
Digitally signed by Gaurav Jain
Date: 2026.09.09 21:25:03 +05'30'

Gaurav Jain
Partner
Membership No.: 405875
Date: September 9, 2026
Place: Mumbai
UDIN: 26405875NDMBBF2762

Cc:

Legal Counsel to the BRLMs

Bharucha & Partners
13th Floor, Free Press House,
Free Press Journal Marg,
Nariman Point,
Mumbai – 400 021,
Maharashtra, India.

Legal Counsel to the Company

Trilegal
One World Centre,
10th floor, Tower 2A & 2B,
Senapati Bapat Marg, Lower Parel
Mumbai 400 013
Maharashtra, India

Annexure A

Date:

To,

M/s Agrawal Jain & Gupta
Office No. 1501,15th Floor,
One Lodha Place, Senapati
Bapat Marg, Lower Parel,
Mumbai - 400013, Maharashtra
Email: project.ica@ajnmumbai.com
Contact no 022-46061667

Dear Sir.

Re: Proposed initial public offering of equity shares of face value of ₹ 10 each (Equity Shares) by Pranav Constructions Limited (Company) through a fresh issue of Equity Shares and an offer for sale by selling shareholder (Offer)

We hereby confirm that we will immediately inform M/s Agrawal Jain & Gupta , Chartered Accountants and the Book Running Lead Managers to the Offer, of any acquisition and, or, sale of any shares of the Company by any of its Promoters till the date the Equity Shares commence trading on the BSE Limited and the National Stock Exchange of India Limited.

All capitalized terms not defined herein bear the meaning ascribed to them in the Offer Documents for the Offer.

Yours sincerely,

For Pranav Constructions Limited

RAVI RAMALINGAM Digitally signed by RAVI RAMALINGAM Date: 2026.09.09 22:59:47 +05'30'

Ravi Ramalingam
Director

Cc:

Centrum Broking Limited *(as successor to the merchant banking business of Centrum Capital Limited)*
Level 9, Centrum House,
C.S.T. Road, Vidyanagari Marg,
Kalina, Santacruz (East)
Mumbai – 400 098
Maharashtra, India.

and

PNB Investment Services Limited
PNB Pragati Towers, 2nd Floor,
Plot No. C-9, G-Block,
Bandra Kurla Complex, Bandra(E),
Mumbai - 400 051.

Legal Counsel to the BRLMs

Bharucha & Partners
13th Floor, Free Press House,
Free Press Journal Marg,
Nariman Point,
Mumbai – 400 021,
Maharashtra, India.

Legal Counsel to the Company

Trilegal
One World Centre,
10th floor, Tower 2A & 2B,
Senapati Bapat Marg, Lower Parel
Mumbai 400 013
Maharashtra, India

AGRAWAL JAIN & GUPTA
Chartered Accountants

Registered Office:
Plot No 5, Girdhar Colony,
Opp. Soni Manipal Hospital,
Sikar Road, Jaipur,
Rajasthan, India
Website: www.ajngupta.com

Mumbai Office:
Office No. 1501,15th Floor,
One Lodha Place, Senapati
Bapat Marg, Lower Parel,
Mumbai - 400013, Maharashtra
Email: ajnmumbai@gmail.com
Contact no 022-46061667

Certificate on Financial Indebtedness

Date: August 31, 2026

To,

The Board of Directors,
Pranav Constructions Limited
Unit No. 1001, 10th Floor, DLH Park
Near MTNL, S.V. Road
Goregaon West, Mumbai – 400 104

Centrum Broking Limited *(as successor to the merchant banking business of Centrum Capital Limited)*
Level 9, Centrum House,
C.S.T. Road, Vidyanagari Marg,
Kalina, Santacruz (East)
Mumbai – 400 098
Maharashtra, India.

PNB Investment Services Limited
PNB Pragati Towers, 2nd Floor,
Plot No. C-9, G-Block,
Bandra Kurla Complex, Bandra(E),
Mumbai - 400 051.

(**Centrum Broking Limited** *(as successor to the merchant banking business of Centrum Capital Limited)* and PNB Investment Services Limited are hereinafter individually referred to as **Book Running Lead Manager/BRLM** and collectively referred to as **Book Running Lead Managers/BRLMs**).

Sub: **Proposed initial public offering of equity shares of face value of ₹ 10 each (Equity Shares) by Pranav Constructions Limited (Company) through a fresh issue of Equity Shares and an offer for sale by selling shareholder (Offer).**

Dear Sirs,

We, M/s Agrawal Jain & Gupta, chartered accountants, have been informed by the Company that it proposes to make the Offer and in that connection file a Red Herring Prospectus (**RHP**) and a Prospectus (**Prospectus** and together with the RHP, the **Offer Documents**), with the Registrar of Companies, Mumbai – I, at Mumbai (**ROC**) and submitted to the Securities and Exchange Board of India (**SEBI**), and the BSE Limited (**BSE**) and the National Stock Exchange of India Limited (**NSE** and together with the **BSE**, the **Stock Exchanges**)in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (**SEBI ICDR Regulations**)and the Companies Act, 2013, as amended. We have been requested to verify details of the financial indebtedness of the Company and its Subsidiaries. Accordingly, we have examined the restated consolidated financial statements of the Company for the financial years ended March 31, 2026, March 31, 2025 and March 31, 2024 (Restated Financial Information) , books of account, corporate filings as well as the document pertaining to the financial indebtedness of the Company and its subsidiaries including sanction letters, loan agreements, bank statements and bank balance confirmations and and other letters and correspondence between the lenders and the Company and the subsidiaries, as the case may be, as we deemed necessary, for the purpose of issuing this certificate.

Based on our examination, we hereby confirm that:

a. The Company and its subsidiaries have not defaulted, at any point of time, in repayment of any loan/ facility or interest thereon from April 1st, 2023 till the date of this certificate including any of the loans outstanding on its balance sheet as on March 31, 2026

b. The Company and its subsidiaries have not delayed or defaulted in repayment of interest or payment of penal interest (if applicable) due for the loans outstanding on its balance sheet as on March 31, 2026 including any delay in payment;

c. There have been no instances of non-compliance with the financial covenants of the credit facility agreements entered into by the Company and its subsidiaries with banks or financial institutions;

d. There have been no instances of rescheduling, restructuring in relation to the Company's or its subsidiaries' borrowings/ loans / debentures and interest thereon, deposits and interest thereon and loan from any bank/ other financial institution or interest thereon;

e. There have been no instances of conversion of loans availed by the Company or its subsidiaries into equity; and

f. None of the banks or institutions from whom the Company or its subsidiaries have availed of debt facilities, appearing in the balance sheet and the notes thereto of the Company or its subsidiaries as on March 31, 2026, have rolled over, or accelerated payment of the facility in full or in part on account of default in the repayment in any instalment or interest due for any of the outstanding loans/ debt facilities granted to the Company or its subsidiaries.

Further, we confirm the following:

a. The summary of the borrowings sanctioned to the Company and its subsidiaries outstanding, as of July 15, 2026 is stated at **Annexure A**.

b. The principal terms of the borrowings and assets charged as security by the Company and its subsidiaries are stated at **Annexure B**.

c. Except as stated at **Annexure C**, the Company and its subsidiaries has not provided any guarantees for the repayment of any loans availed by other entities.

We certify that the loans set out in Annexure A have been utilised for the respective purposes for which these loans have been availed and that the details set out at Annexures A, B and C to this letter are true and correct.

Except as provided in Annexures, there are no other outstanding loans or facilities availed by the Company or its subsidiaries or any guarantee extended by the Company or its subsidiaries.

We hereby consent to the extracts of this certificate being used in the Offer Documents, and submission of this certificate as may be necessary, to any regulatory authority statutory, judicial or governmental authorities, and in any other material used in connection with the Issue and for disclosure on the website of the Company in connection with the Issue and/or for the records to be maintained by the Book Running Lead Managers in connection with the Issue and in accordance with applicable law.

We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (**Guidance Note**) issued by the Institute of Chartered Accountants of India (**ICAI**). The Guidance Note requires that we comply with ethical requirements of the Code of Ethics issued by the ICAI. We have also complied with the relevant applicable requirements of the Standard on Quality Control (**SQC**) 1, Quality Control for Films that Perform Audits and Reviews of Historical Financial information, Other Assurance and Related Services Engagements.

We confirm that the information herein is true, fair, correct, complete, accurate, not misleading and does not contain any untrue statement of a material fact nor omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading. We hereby consent to this certificate being disclosed by the Book Running Lead Managers, if required (i) by reason of any law, regulation, order or request of a court or by any governmental or competent regulatory authorities or (ii) in seeking to establish a defence in connection with, or to avoid any actual, potential or threatened legal, arbitral or regulatory proceeding or investigation related to any matter regarding issuance and listing of the equity shares of the Company. Further, we also consent to this certificate and the documents annexed to this certificate to be uploaded on the websites of the Company and the BRLMs and on the website, repository and, or, the database of the Stock Exchanges. We hereby give our consent to include this certificate as part of the section titled ‘Material Contracts and Documents for Inspection’ in the Offer Documents which, to the extent applicable, will be available to the public for inspection and authorize you to make this certificate available for inspection in accordance with applicable law.

We undertake to update you, in writing, of any change in the above-mentioned disclosures which we are aware of until the Equity Shares allotted, pursuant to the Issue, are listed and commence trading on the Stock Exchanges. In the absence of any such communication from us, the above information should be considered as updated information until the Equity Shares commence trading on the Stock Exchanges, pursuant to the Issue.

This certificate may be relied on by the Book Running Lead Managers, their affiliates and the legal counsel in relation to the Issue and to assist the Book Running Lead Managers in the context of due diligence procedures that the Book Running Lead Managers have to conduct and the documents in relation of their investigation of the affairs of the Company in connection with the Issue.

All capitalized terms not defined herein bear the meaning ascribed to them in the Issue Documents.

Yours sincerely,

For Agrawal Jain & Gupta
ICAI Registration No.: 013538C
Peer Review Certificate No. 015239

Gaurav Jain Digitally signed by Gaurav Jain Date: 2026.08.31 00:23:45 +05'30'

Gaurav Jain
Partner
Membership No.: 405875
Date: August 31, 2026
Place: Mumbai
UDIN: 26405875VTFKLU5163

Cc:

Legal Counsel to the BRLMs

Bharucha & Partners
13th Floor, Free Press House,
Free Press Journal Marg,
Nariman Point,
Mumbai – 400 021,
Maharashtra, India.

Legal Counsel to the Company

Trilegal

One World Centre,
10th floor, Tower 2A & 2B,
Senapati Bapat Marg, Lower Parel
Mumbai 400 013
Maharashtra, India

Annexure A

I. Details of the financial indebtedness of the Company and its subsidiaries, as on July 15, 2026

a) Fund based and non-fund based borrowing of the Company and its subsidiaries

(*in ₹ million, unless stated otherwise*)

Category of borrowing	Sanctioned amount	Outstanding amount as on July 15, 2026
Fund based borrowings		
Secured		
Working Capital from Banks	9.53	6.99
Term Loans from Banks	63.33	53.60
Term Loans from NBFC	5,252.72	2,047.29
Total secured borrowings (A)	**5,325.58**	**2,107.88**
Unsecured		
Inter corporate deposit	-	255.04
Loan from Director	-	-
Total unsecured borrowings (B)	**-**	**255.04**
Total fund-based borrowings (C = A + B)	**5,325.58**	**2,362.92**
Non-Fund based borrowings		
Secured		
Bank Guarantee and Letter of Credit (D)	58.00	NIL
Total borrowings (C+D)	**5,383.58**	**2,362.92**

Repayment details of each loan, as on July 15, 2026 Kotak Mahindra Prime Ltd-Auto Loan- BMW-20525544

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	01.04.2023	01.04.2023	117,477.00	117,477.00
2	01.05.2023	01.05.2023	117,477.00	117,477.00
3	01.06.2023	01.06.2023	117,477.00	117,477.00
4	01.07.2023	01.07.2023	117,477.00	117,477.00
5	01.08.2023	01.08.2023	117,477.00	117,477.00
6	01.09.2023	01.09.2023	117,477.00	117,477.00
7	01.10.2023	01.10.2023	117,477.00	117,477.00
8	01.11.2023	01.11.2023	117,477.00	117,477.00
9	01.12.2023	01.12.2023	117,477.00	117,477.00
10	01.01.2024	01.01.2024	117,477.00	117,477.00
11	01.02.2024	01.02.2024	117,477.00	117,477.00
12	01.03.2024	01.03.2024	117,477.00	117,477.00
13	01.04.2024	01.04.2024	117,477.00	117,477.00
14	01.05.2024	01.05.2024	117,477.00	117,477.00

15	01.06.2024	01.06.2024	117,477.00	117,477.00
16	01.07.2024	01.07.2024	117,477.00	117,477.00
17	01.08.2024	01.08.2024	117,477.00	117,477.00
18	01.09.2024	01.09.2024	117,477.00	117,477.00
19	01.10.2024	01.10.2024	117,477.00	117,477.00
20	01.11.2024	01.11.2024	117,477.00	117,477.00
21	01.12.2024	01.12.2024	117,477.00	117,477.00
22	01.01.2025	01.01.2025	117,477.00	117,477.00
23	01.02.2025	01.02.2025	117,477.00	117,477.00
24	01.03.2025	01.03.2025	117,477.00	117,477.00
25	01.04.2025	01.04.2025	117,477.00	117,477.00
26	01.05.2025	01.05.2025	117,477.00	117,477.00
27	01.06.2025	01.06.2025	117,477.00	117,477.00
28	01.07.2025	01.07.2025	117,477.00	117,477.00
29	01.08.2025	01.08.2025	117,477.00	117,477.00
30	01.09.2025	01.09.2025	117,477.00	117,477.00
31	01.10.2025	01.10.2025	117,477.00	117,477.00
32	01.11.2025	01.11.2025	117,477.00	117,477.00
33	01.12.2025	01.12.2025	117,477.00	117,477.00
34	01.01.2026	01.01.2026	117,477.00	117,477.00
35	01.02.2026	01.02.2026	117,477.00	117,477.00
36	01.03.2026	01.03.2026	117,477.00	117,477.00
37	01.04.2026	01.04.2026	117,477.00	117,477.00
38	01.05.2026	01.05.2026	1,17,477.00	1,17,477.00
39	01.06.2026	01.06.2026	1,17,477.00	1,17,477.00
40	01.07.2026	01.07.2026	1,17,477.00	1,17,477.00

Secured Term Loan-Auto Loan- Fortuner-21813280

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	27.05.2023	25.05.2023	89,500.00	89,500.00
2	05.06.2023	05.06.2023	89,500.00	89,500.00
3	05.07.2023	05.07.2023	89,500.00	89,500.00
4	05.08.2023	05.08.2023	89,500.00	89,500.00
5	05.09.2023	05.09.2023	89,500.00	89,500.00
6	05.10.2023	05.10.2023	89,500.00	89,500.00
7	05.11.2023	05.11.2023	89,500.00	89,500.00

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
8	05.12.2023	05.12.2023	89,500.00	89,500.00
9	05.01.2024	05.01.2024	89,500.00	89,500.00
10	05.02.2024	05.02.2024	89,500.00	89,500.00
11	05.03.2024	05.03.2024	89,500.00	89,500.00
12	05.04.2024	05.04.2024	89,500.00	89,500.00
13	05.05.2024	05.05.2024	89,500.00	89,500.00
14	05.06.2024	05.06.2024	89,500.00	89,500.00
15	05.07.2024	05.07.2024	89,500.00	89,500.00
16	05.08.2024	05.08.2024	89,500.00	89,500.00
17	05.09.2024	05.09.2024	89,500.00	89,500.00
18	05.10.2024	05.10.2024	89,500.00	89,500.00
19	05.11.2024	05.11.2024	89,500.00	89,500.00
20	05.12.2024	05.12.2024	89,500.00	89,500.00
21	05.01.2025	05.01.2025	89,500.00	89,500.00
22	05.02.2025	05.02.2025	89,500.00	89,500.00
23	05.03.2025	05.03.2025	89,500.00	89,500.00
24	05.04.2025	05.04.2025	89,500.00	89,500.00
25	05.05.2025	05.05.2025	89,500.00	89,500.00
26	05.06.2025	05.06.2025	89,500.00	89,500.00
27	05.07.2025	05.07.2025	89,500.00	89,500.00
28	05.08.2025	05.08.2025	89,500.00	89,500.00
29	05.09.2025	05.09.2025	89,500.00	89,500.00
30	05.10.2025	05.10.2025	89,500.00	89,500.00
31	05.11.2025	05.11.2025	89,500.00	89,500.00
32	05.12.2025	05.12.2025	89,500.00	89,500.00
33	05.01.2026	05.01.2026	89,500.00	89,500.00
34	05.02.2026	05.02.2026	89,500.00	89,500.00
35	05.03.2026	05.03.2026	89,500.00	89,500.00
36	05.04.2026	05.04.2026	89,500.00	89,500.00
37	05.05.2026	05.05.2026	89,500.00	89,500.00
38	05.06.2026	05.06.2026	89,500.00	89,500.00
39	05.07.2026	05.07.2026	89,500.00	89,500.00

Kotak Mahindra Prime Ltd-Auto Loan- Mercedes-21428318

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	05.04.2023	05.04.2023	251,445.00	251,445.00
2	05.05.2023	05.05.2023	251,445.00	251,445.00
3	05.06.2023	05.06.2023	251,445.00	251,445.00
4	05.06.2023	05.06.2023	251,445.00	251,445.00
5	05.08.2023	05.08.2023	251,445.00	251,445.00
6	05.09.2023	05.09.2023	251,445.00	251,445.00
7	05.10.2023	05.10.2023	251,445.00	251,445.00
8	05.11.2023	05.11.2023	251,445.00	251,445.00
9	05.12.2023	05.12.2023	251,445.00	251,445.00
10	05.01.2024	05.01.2024	251,445.00	251,445.00
11	05.02.2024	05.02.2024	251,445.00	251,445.00
12	05.03.2024	05.03.2024	251,445.00	251,445.00
13	05.04.2024	05.04.2024	251,445.00	251,445.00
14	05.05.2024	05.05.2024	251,445.00	251,445.00
15	05.06.2024	05.06.2024	251,445.00	251,445.00
16	05.07.2024	05.07.2024	251,445.00	251,445.00
17	05.08.2024	05.08.2024	251,445.00	251,445.00
18	05.09.2024	05.09.2024	251,445.00	251,445.00
19	05.10.2024	05.10.2024	251,445.00	251,445.00
20	05.11.2024	05.11.2024	251,445.00	251,445.00
21	05.12.2024	05.12.2024	251,445.00	251,445.00
22	05.01.2025	05.01.2025	251,445.00	251,445.00
23	05.02.2025	05.02.2025	251,445.00	251,445.00
24	05.03.2025	05.03.2025	251,445.00	251,445.00
25	05.04.2025	05.04.2025	251,445.00	251,445.00
26	05.05.2025	05.05.2025	251,445.00	251,445.00
27	05.06.2025	05.06.2025	251,445.00	251,445.00
28	05.07.2025	05.07.2025	251,445.00	251,445.00
29	05.08.2025	05.08.2025	251,445.00	251,445.00
30	05.09.2025	05.09.2025	251,445.00	251,445.00
31	05.10.2025	05.10.2025	251,445.00	251,445.00
32	05.11.2025	05.11.2025	251,445.00	251,445.00
33	05.12.2025	05.12.2025	251,445.00	251,445.00
34	05.01.2026	05.01.2026	251,445.00	251,445.00
35	05.02.2026	05.02.2026	251,445.00	251,445.00

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
36	05.03.2026	05.03.2026	251,445.00	251,445.00
37	05.04.2026	05.04.2026	251,445.00	251,445.00
38	05.05.2026	05.05.2026	2,51,445.00	2,51,445.00
39	05.06.2026	05.06.2026	2,51,445.00	2,51,445.00
40	05.07.2026	05.07.2026	2,51,445.00	2,51,445.00

Kotak Mahindra Prime Ltd-Auto Loan- Land Rover Defender-23566750

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	01.07.2024	01.07.2024	3,18,372.00	3,18,372.00
2	01.08.2024	01.08.2024	3,18,372.00	3,18,372.00
3	01.09.2024	01.09.2024	3,18,372.00	3,18,372.00
4	01.10.2024	01.10.2024	3,18,372.00	3,18,372.00
5	01.11.2024	01.11.2024	3,18,372.00	3,18,372.00
6	01.12.2024	01.12.2024	3,18,372.00	3,18,372.00
7	01.01.2025	01.01.2025	3,18,372.00	3,18,372.00
8	01.02.2025	01.02.2025	3,18,372.00	3,18,372.00
9	01.03.2025	01.03.2025	3,18,372.00	3,18,372.00
10	01.04.2025	01.04.2025	3,18,372.00	3,18,372.00
11	01.05.2025	01.05.2025	3,18,372.00	3,18,372.00
12	01.06.2025	01.06.2025	3,18,372.00	3,18,372.00
13	01.07.2025	01.07.2025	3,18,372.00	3,18,372.00
14	01.08.2025	01.08.2025	3,18,372.00	3,18,372.00
15	01.09.2025	01.09.2025	3,18,372.00	3,18,372.00
16	01.10.2025	01.11.2025	3,18,372.00	3,18,372.00
17	01.11.2025	01.12.2025	3,18,372.00	3,18,372.00
18	01.12.2025	01.01.2026	3,18,372.00	3,18,372.00
19	01.01.2026	01.02.2026	3,18,372.00	3,18,372.00
20	01.02.2026	01.11.2025	3,18,372.00	3,18,372.00
21	01.03.2026	01.03.2026	3,18,372.00	3,18,372.00
22	01.04.2026	01.04.2025	3,18,372.00	3,18,372.00
23	01.05.2026	01.05.2026	3,18,372.00	3,18,372.00
24	01.06.2026	01.06.2026	3,18,372.00	3,18,372.00
25	01.07.2026	01.07.2026	3,18,372.00	3,18,372.00

Kotak Equipment Finance- ACE Tower Crane LAP CE1674624

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	10.10.2025	10.10.2025	1,34,832.00	1,34,832.00
2	10.11.2025	10.11.2025	1,34,832.00	1,34,832.00
3	10.12.2025	10.12.2025	1,34,832.00	1,34,832.00
4	10.01.2026	10.01.2026	1,34,832.00	1,34,832.00
5	10.02.2026	10.02.2026	1,34,832.00	1,34,832.00
6	10.03.2026	10.03.2026	1,34,832.00	1,34,832.00
7	10.04.2026	10.04.2026	1,34,832.00	1,34,832.00
8	10.05.2026	10.05.2026	1,34,832.00	1,34,832.00
9	10.06.2026	10.06.2026	1,34,832.00	1,34,832.00
10	10.07.2026	10.07.2026	1,34,832.00	1,34,832.00

Kotak Equipment Finance- Knest Foamwork LAP CE1674605

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	10.10.2025	10.10.2025	6,19,706.00	6,19,706.00
2	10.11.2025	10.11.2025	6,19,706.00	6,19,706.00
3	10.12.2025	10.12.2025	6,19,706.00	6,19,706.00
4	10.01.2026	10.01.2026	6,19,706.00	6,19,706.00
5	10.02.2026	10.02.2026	6,19,706.00	6,19,706.00
6	10.03.2026	10.03.2026	6,19,706.00	6,19,706.00
7	10.04.2026	10.04.2026	6,19,706.00	6,19,706.00
8	10.05.2026	10.05.2026	6,19,706.00	6,19,706.00
9	10.06.2026	10.06.2026	6,19,706.00	6,19,706.00
10	10.07.2026	10.07.2026	6,19,706.00	6,19,706.00

Kotak Equipment Finance- Potain Tower Crane LAP CE1674610

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	10.10.2025	10.10.2025	1,46,600.00	1,46,600.00
2	10.11.2025	10.11.2025	1,46,600.00	1,46,600.00
3	10.12.2025	10.12.2025	1,46,600.00	1,46,600.00
4	10.01.2026	10.01.2026	1,46,600.00	1,46,600.00

5	10.02.2026	10.02.2026	1,46,600.00	1,46,600.00
6	10.03.2026	10.03.2026	1,46,600.00	1,46,600.00
7	10.04.2026	10.04.2026	1,46,600.00	1,46,600.00
8	10.05.2026	10.05.2026	1,46,600.00	1,46,600.00
9	10.06.2026	10.06.2026	1,46,600.00	1,46,600.00
10	10.07.2026	10.07.2026	1,46,600.00	1,46,600.00

Kotak Equipment Finance- MFE Formwork LAP CE1783133

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	15.04.2026	15.04.2026	10,95,438.00	10,95,438.00
2	15.05.2026	15.05.2026	10,95,438.00	10,95,438.00
3	15.06.2026	15.06.2026	10,95,438.00	10,95,438.00
4	15.07.2026	15.07.2026	10,95,438.00	10,95,438.00

Kotak Equipment Finance- Material Hoist LAP CE1786661

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	20.04.2026	20.04.2026	62,200.00	62,200.00
2	20.05.2026	20.05.2026	62,200.00	62,200.00
3	20.06.2026	20.06.2026	62,200.00	62,200.00

Kotak Equipment Finance- Material Hoist LAP CE1786676

S. No.	Due Date of repayment of instalments	Date of actual repayment	Amount of each instalment, as per the agreement	Amount of each instalment, actually repaid
1	20.05.2026	20.05.2026	62,200.00	62,200.00
2	20.06.2026	20.06.2026	62,200.00	62,200.00

Note: There is no fixed EMI for construction finance. Interest in served on monthly basis whereas with respect to repayments the same are made on the basis of terms of sanction which is mainly dependent on agreed sweep from collection made from customers.

Sr. No.	Name of borrower	Lender's Name	Nature of borrowing	Loan A/C number	Date of sanction letter	Purpose of loan	Security Mortgage	Details of corporate/Personal Guarantee	Amount Sanctioned	Amount repaid as of 15th July 2026	Amount outstanding as 15th July 2026	Rate of Interest	Tenure from first disbursement (In Months)	Any delay/ default or restructuring
1	Pranav Constructions Private Ltd	Tata Capital Housing Finance Ltd- Jamuna Mahal CHSL	Secured Term Loan	10707653	26-07-2023	Construction Finance	a) Exclusive charge by way of registered mortgage on the development rights of the borrower, unsold units belonging to the Borrower's share (excluding 4 units to be lien marked to the society having a carpet area pf 4,118 sq ft), present and future FSI, TDR forming part of borrower's share in the project "Jamuna Mahal". b) Exclusive charge by was of hypothecation on all receivables (Borrower's share) in project " Jamuna Mahal CHSL" (including sold, unsold, insurance receipts as well as development and other charges from units and any cash flow).	Co-borrowers - Mr. Pranav Ashar	400.00	206.61	184.29	13.85%	60	None

2	Pranav Constructions Limited	Tata Capital Housing Finance Ltd- Jamuna Mahal CHSL	Secured Term Loan	10712278	25-03-2026	Construction Finance	a) Extension of exclusive charge by way of registered mortgage of the Project and/or development rights of the Project being developed on the Property (including rights, title, interest, claims, benefits, demand under the project documents both Present and future). b) Extension of exclusive charge by way of hypothecation of the Scheduled Receivables of the Project being developed on the Property and all insurance proceeds, current assets and povable fixed assets, both present and future. c) Extension of exclusive charge by way of hypothecation on the Escrow Account of the Project and the DRA along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be); d) Extension of charge by way of registered mortgage of the Project 1 and/or development rights of the Project 1 being developed on the Property 1 (including rights, title, interest, claims, benefits, demand under the project documents both Present and future).	Co-borrowers - Mr. Pranav Ashar	100.00	37.08	62.92	13.00%	30	None

							e) Extension of charge by way of hypothecation of the Scheduled Receivables of the Project 1 being developed on the Property 1 and all insurance proceeds, current assets and movable fixed assets, both present and future f) Extension of charge by way of hypothecation on the Escrow Account of the Project 1 and the DRA along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be); The security as required by Lender shall be created in favor of Lender/security trustee, in a formand manner satisfactory to Lender.							
3	Pranav Constructions Private Ltd	Kotak Mahindra Prime Ltd – BMW	Secured Term Loan	20525544	12-07-2022	Auto Loan-BMW	Automobiles - Segment D - BMW - BMW 330 LI M Sport First Edition	None	5.77	4.42	1.35	8.32%. As per Repayment Schecule	60	None

4	Pranav Constructions Private Ltd	Kotak Mahindra Prime Ltd - Mercedes Benz	Secured Term Loan	21428318	18-02-2023	Auto Loan-Mercedes	Automobiles - Sports Utility Vehicles - Mercedes Benz - GLS400D 4M	None	12.25	7.80	4.45	8.7%. As per Repayment Scheculе	60	None
5	Pranav Constructions Private Ltd	Kotak Mahindra Prime Ltd – Fortuner	Secured Term Loan	21813280	22-05-2023	Auto Loan-Fortuner	Automobiles - Fortuner 4*2 MT	None	4.37	2.64	1.73	8.95%. As per Repayment Schdule	60	None

6	Pranav Constructions Private Ltd	Bajaj Housing Finance Ltd- Om Manikanta CHSL	Secured Term Loan	H405CFC1354297	27-05-2024	Construction Finance	a) Exclusive first charge by way of mortgage on development rights including unsold units in the project "Om Manikanta CHSL". b) Exclusive charge by way of hypothecation of scheduled receivables from sold and unsold units of the Project and all insurance proceeds, both present and future cash flows of the project . c) Exclusive charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms).	Co-borrowers - Mr. Pranav Ashar	190.00	77.20	92.80	13.70%	63	None
7	Pranav Constructions Private Ltd	ICICI Home Finance Company Limited- Falcon Crest	Secured Term Loan	CHMUM00001615631	28-05-2024	Construction Finance	a.First exclusive charge vide registered mortgage in favor of the Lender on Development rights bearing Survey No. 31/6 and bearing CTS No. 419 & 420, Plot No. 10 and bearing CTS No. 417 & 418, Survey No. 30 (part), 31 (part), 32 (part), 69 (part) corresponding to CTS No. 421-A and Plot No. 11 lying and being at j.B Colony, Sunder Lone, Orlem, Malad West, Mumbai — 400 064. admeasuring 1740.1 square Mtr. with all the present and future structure as may be constructed thereon along with development potential arising thereon (including additional development	Co-borrowers - Mr. Pranav Ashar	440.00	200.62	169.38	13.30%	60	None

							potential in the form of TDR, premium FSI. etc both present and future) accruing to borrower and co-borrowers and excluding the Undivided Share of Land of Sold Units and Landowners shore. b.First exclusive charge by way of registered mortgage on the unsold inventory of 75 units (developer's share) in the project “Falcon Crest”, Mumbai as detailed in Annexure III. c.First exclusive charge by way of registered mortgage on scheduled balance receivables of area 3169 sq. mt in the project “Falcon Crest”. Mumbai as detailed in Annexure II. d.First exclusive charge vide registered mortgage on Unsold units, Booked units, Scheduled Receivables from Sold, Booked and Unsold Units of the Project known as ‘Falcon Crest’, including all the structures e.First exclusive charge by way of registered mortgage on all present and future receivables of all unsold units as detailed in Annexure III. f.First exclusive mortgage vide registered mortgage in favour of the lender on security of all rights, title, interest, claims, benefits, demands ond insurance								

							proceeds under the project documents both present and future. g.First exclusive mortgage vide registered mortgage in favour of the lender on the escrow account of the Project Falcon Crest. and the DSR/ISR monies credited/ deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be).							
8	Pranav Constructions Private Ltd	Aditya Birla Housing Finance Ltd- Kaveri CHSL	Secured Term Loan	LNMUG0CF06240217612	13-06-2024	Construction Finance	1.The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by: First and Exclusive charge by way of registered mortgage on Property being Development Rights of M/s Pranav Constructions Private Limited on all that piece and parcel of freehold and non-agricultural land bearing Survey No. 26/1 (part) and 46/5 (part) corresponding to CTS No. 307/52 (previous CTS No. 307 (part) and 318 (part), Plot No. 63 admeasuring 2,957.60 Sq. Mtrs. or thereabouts of Village Valnai, Taluka Borivali, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, situated at	Co-borrowers - Mr. Pranav Kiran Ashar	500.00	154.03	218.97	13.50%	60	None

							Marve Road (Linking Road), Malad West, Mumbai 400 064 together with the Unsold Units in the Project "Kaveri CHSL" and Present and Future FSI/TDR accruing to the developer (after excluding sold and/or allotted units in the Said Project). 2. An exclusive charge by way of by way of hypothecation on the scheduled receivables of both sold & unsold units of project "Kaveri CHSL" under the documents entered with the customers by the borrower, all such proceeds both present & future. 3. An exclusive charge on the Escrow Account of the Project and other Property/ies, all monies credited / deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be), both present & future. 4. An Exclusive charge on any FSI/TDR - Transferable of Development rights (both present & future) with respect to the Project and other Property/ies and all rights, title, interest in the Project Documents.							

9	Pranav Constructions Private Ltd	Kotak Mahindra Prime Ltd - Defender	Secured Term Loan	CF-23566750	11-06-2024	Auto Loan-Defender	Automobiles - Defender	None	15.33	5.58	9.75	9.11%	60	None
10	Pranav Constructions Limited	Aditya Birla Capital Ltd -Citizen Apartment	Secured Term Loan	ABMUMLAP000000868993	26-09-2024	Construction Finance	a) First & Exclusive charge by way of registered mortgage on Development rights of PCPL on the said land, Units belonging to the Developers Component and Present & Future FSI in the Redevelopment project known as "Citizen Apartments". b) First & Exclusive charge by way of registered mortgage on Development rights of PCPL on the said land, Units belonging to the Developers Component and Present & Future FSI in the Redevelopment project known as "Serene " c) Extension of charge by way of registered mortgage on Property being Development rights, unsold units belonging to the share of PCPL and Future FSI accruing to the developers (FSI) in the redevelopment	Co-borrowers - Mr. Pranav Ashar	180.00	53.56	126.44	13.50%	60	None

							project known as "Redevelopment of Kesar Niketan CHSL" d) Exclusive charge on the escrow accounts of the Project and all monies credited/deposited therein arising out of "Samrat" " New Shalimar CHSL" & " Kesar Niketan CHSL".							
11	Pranav Constructions Limited	Aditya Birla Capital Ltd -Pearl Palace CHSL	Secured Term Loan	ABMUMLAP000000908462	24-03-2025	Construction Finance	a) First & Exclusive charge by way of registered mortgage on Development rights of PCPL on the said land, Units belonging to the Developers Component and Present & Future FSI in the Redevelopment project known as "Pearl Palace ". b) First & Exclusive charge by way of registered mortgage on Development rights of PCPL on the said land, Units belonging to the Developers Component and Present & Future FSI in the Redevelopment project known as "Samrat " c) Extension of charge by way of registered mortgage on Property being Development rights, unsold units belonging to the share of PCPL and Future FSI accruing to the developers (FSI) in the redevelopment project known as	Co-borrowers - Mr. Pranav Ashar	450.00	305.65	144.35	13.00%	60	None

							"Redevelopment of Citizen Apartment" d) Exclusive charge on the escrow accounts of the Project and all monies credited/deposited therein arising out of " New Shalimar CHSL" & " Kesar Niketan CHSL". e) First & Exclusive charge by way of hypothecation and escrow of all the Sold and Unsold Receivables, Present and Future Receivables arising out of above securities.							
12	Pranav Constructions Limited	Bajaj Housing Finance Ltd- Rajesh Mandir CHSL	Secured Term Loan	H405CFC1528835	21-01-2025	Construction Finance	a) Exclusive first charge by way of registered mortgage of Development rights & unsold units in The Project. b) Exclusive charge by way of hypothecation of scheduled receivables andreceivables from unsold units of the project and all insurance proceeds. both present and future cash flows ofThe Project. c) Present and future cash flows of The Project Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). d) Security cover to be maintained during tenure of loan is 1.75x. e) The receivables will be monitored and controlled through an escrow arrangement. f) Complete chain of title documents of the Project to	Co-borrowers - Mr. Pranav Ashar	150.00	64.09	45.91	13.50%	63	None

							be furnished to the satisfaction of BHFL as per legal due diligence.							

13	Pranav Constructions Limited	Tata Capital Housing Finance Ltd- The Bandra Gul-E-baug CHSL	Secured Term Loan	10710644	14-07-2025	Construction Finance	A) Exclusive charge by way of registered mortgage of the Project and/or development rights of the Project being developed on the Property (including unsold units belonging to Borrower's share (excluding 2 units to be lien marked to society having carpet area of -1,975 sq ft), rights, title, interest, claims, benefits, demand under the project The Bandra Gul-E-Baug CHSL documents both Present and future). B) Exclusive charge by way of hypothecation of the ftheduled Receivables of the Project being developed on the Property and all insurance proceeds, current assets and movable fixed assets, both present and future. C) Exclusive charge by way of hypothecation on the Escrow Account of the Project and the DSRA along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be) D) Cross Collateralisation of Facility with Other Facility.	Co-borrowers - Mr. Pranav Ashar	420.00	48.17	172.25	13.15%	60	None

14	Pranav Constructions Limited	Aditya Birla Housing Finance Ltd- SBI Navjeevan CHSL	Secured Term Loan	LNMUG0CF-07250313510	25-07-2025	Construction Finance	A) An exclusive charge by way of registered mortgage on Security being the Development Rights of 'The State Bank of India Employees Navjeevan Cooperative Housint Society Limited" constructed on N.A. land admeasuring about 1080.5 square meters bearing plot Nos. 14 & 15, with CTS Nos. 1398, 1398/1to 1398/5 of Village Eksar, Taluka Borivali situated at Opposite Bhagwati Hospital, S. V. patel Road, Borivali (West), Mumbai-400 103 and limits of Brihanmumbai Municipal Corporation, in the project known as 'The State Bank of India Employees Navjeevan Cooperative Housing Society Limited" - By M/s. pranav Construction Limited along with free sale flats and present and future constructions thereon excluding flats/units/premises allotted to Existing Members of Society Units which are presently lien marked to society, shall be mortgaged to ABHFL as and when gets release as per the DA (Develope/s units) from Society B) An exclusive charge on the Scheduled Receivables from sold, booked & unsold	Co-borrowers - Mr. Pranav Kiran Ashar	125.00	8.95	49.05	13.00%	48	None

							units of Project under the documents entered with the allotees / buyers with the Borrower(s) including any other proceeds from the Project and other Property/ies, both present & future. C) An exclusive charge on the Escrow Account of the project and other Property /ies, all monies credited / deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be), both present & future. D) An Exclusive charge on any FSI/TDR - Transferable of Development rights (both present & future) with respect to the project and other Property/ies and all rights, title,interest in the project Documents. E) Interest Service Reserve Account (in the form of investment into liquid financial investments) equivalent to 3 months interest to be created at the time of each disbursement. Lien marking to be done within 15 days of each disbursment F) Units which are presently lien marked to society, shall be mortgaged to ABHFL as and when gets release as per the DA (Develope/s units) from							

							Society G)An exclusive charge by way of registered mortgage on Security being the re-development rights of the Developer in respect of the Society known as "Shree Santoshi Nagar Co-Operative Housing Society Limited" consisting of WlnB-A (G+3 Upper Floors) and Wing-B (G+4 Upper Floors), constructed on N. A. land bearing Survey No. 47, Hissa No. 1, corresponding to CTS No. 511, 511 (1 to 10), admeasuring 903 sq. Mtrs. area excluding the road set back area, lying, being and situated at 12, Narsing Lane, at Village- Malad (West), Taluka- Borivali, District- Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai 400054, in the - By M/s. Pranav Constructions Limited along with free sale flats and present and future constructions thereon excluding flats/units/premises allotted to Existing Members. H) In case of shortfall in the ISRA/ DSRA at any point in time during the Tenor of Facility, the Borrower(s) shall fund the shortfall amount within 15 days.							

15	Pranav Constructions Limited	Aditya Birla Housing Finance Ltd- Shree Santoshi Nagar CHSL	Secured Term Loan	LNMUG0CF-07250313525	25-07-2025	Construction Finance	A) An exclusive charge by way of registered mortgage on Security being the re-development rights of the Developer In respect of the Society known as "Shree Santoshi Nagar Co-Operative Housing Society Limited, consisting of Wing-A (G+3 Upper Floors) and Wing-B (G+4 Upper Floors), corresponding area excluding constructed on N. A. land bearing Survey No. 47, Hissa No. 1,corresponding to CTS No 511, 511 (1 to 10), admeasuring 903 Sq. Mtrs. area excluding the road set back area, lying, being and situated at 12, Narsing lane , at village - Malad (West),taluka-borivali, district - Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai 400064, along with free sale flats and present and future constructions thereon excluding flats/units/premises allotted to Existing Members. An exclusive charge on the Scheduled Receivables from sold, booked & unsold units of Project under the documents entered with the allotees / buyers with the Borrower(s) including any other proceeds from the Proiect and other Property /ies, both present & future.	Co-borrowers - Mr. Pranav Kiran Ashar	150.00	6.76	47.24	13.00%	60	None

							B) An exclusive charge on the Escrow Account of the Project and other Property /ies, all monies credited / deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be), both present & future. C) An Exclusive charge on any FSI/TDR - Transferable of Development rights (both present & future) with respect to the Project and other Property /ies and all rights, title, interest in the Project Documents. D) Interest Service Reserve Account (in the form of investment into liquid financial investments) equivalent to 3 months interest to be created at the time of each disbursement. Lien marking to be done within 15 days of each disbursement. An exclusive charge by way of registered mortgage on Security being the Development Rights of 'The State Bank of India Employees Navjeevan Cooperative Housint Society Limited" constructed on N.A. land admeasuring about 1080.5 square meters bearing Plot Nos. 14 & 15, with CtS Nos. 1398, 1398/1to 1398/5 of Village Eksar, Taluka Borivali situated at							

							Opposite Bhagwati Hospital, S. V. Patel Road, Borivali (West), Mumbai-400 103 and limits of Brihanmumbai Municipal Corporation, in the project known as'The State Bank of India Employees Navjeevan Cooperative Housing Society Limited" - By M/s. Pranav Construction Limited along with free sale flats and present and future constructions thereon excluding flats/units/premises allotted to Existing Members of Society E) Extension of charge by way of reBistered mortgage on Property being Development Rights of M/s Pranav Constructions Private Limited on all that piece and parcel of freehold and non-agricultural land bearing Survey No. 2611 (part) and 46/5 (part) corresponding to CTS no. 307/52(Previous CTS no. 307 (Part) and 318(Part), Plot no. 63 admeasuring 2,957.60sq.Mtrs . or Therebouts of village valnai,Taluka Borivali, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, situated at Marve Road (Linking Road), Malad West, Mumbai 400 064 together with the Unsold							

							Units in the Project "Kaveri CHSL" and Present and Future FSI/TDR accruing to the developer (after excluding sold and/or allotted units in the Said Project). F) Extension of charge by way of registered mortgage on property being Development Rights of M/s Pranav Constructions private Limited on all that piece and parcel of freehold and non-agricultural land bearing Survey No. 26/L (part and 46/5 (part) corresponding to CTS No. 307/52 (previous CTS No.307 (part) and 318 (part), plot No.63 admeasuring 2,957.60 Sq. Mtrs. or thereabouts of Village Valnai, Taluka Borivali, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, situated at Marve Road (Linking Road), Malad west, Mumbai 400 054 together with the Unsold Units in the project, Kaveri CHSL, and Present and Future FSI/TDR accruing to the developer (after excluding sold and/or allotted units in the Said project).							

16	Pranav Constructions Limited	Bajaj Housing Finance Ltd-Daulatrao Desai CHSL	Secured Term Loan	H405CFC1603731	09-05-2025	Construction Finance	a) Exclusive first charge by way of registered mortgage of Development rights, current FSI TDR & unsold units in the project Daulatrao Desai CHSL. b) The Project Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of The Project c) Exclusive charge on the escrow accounts of the project and all monies credited/deposited therein (in all forms).	Co-borrowers - Mr. Pranav Kiran Ashar	230.00	36.38	53.62	13.00%	63	None
17	Pranav Constructions Limited	Aditya Birla Capital Limited - Joe Henriques Bungalow, Ankur CHSL, Lakshman Tower CHSL and Shining Star CHSL	Secured Term Loan	ABW_MLAP000000964488	23-09-2025	Construction Finance	a) First and exclusive charge by way of registered mortgage on Property being development rights("Development Rights"), present and future FSI/ TDR accruing to the Developer, unsold units, sold and unregistered units on All those pieces and parcels of land or ground and hereditaments premises together with ownership rights over the new building proposed to be known as "Shining Star" in the society known as "Shining Star Cooperative Housing Society Limited" ("said Building")" b) First and exclusive charge by way of registered mortgage on Property	Co-borrowers - Mr. Pranav Ashar	300.00	138.05	136.95	12.75%	48	None

							being development rights ("Development Rights"), present and future FSI/ TDR accruing to the Developer unsold units, sold and unregistered units on all those pieces and parcels of land or ground and hereditaments premises together with ownership rights over the new building proposed to be known as "Ankur Residency" in the society known as "Union Bank of India Employee's Ankur Co-operative Housing Society Limited" Building*) c) First and exclusive charge by way of registered mortgage on Property being development rights ("Development Rights"), present and future FSI/ TDR accruing to the Developer, unsold units, sold and unregistered units on all those pieces and parcels of land or ground and hereditaments premises together with ownership rights over the new building proposed to be known as "PCPL Lakshman Tower" in the society known as "Lakshman Tower Co-operative Housing Society Limited" d) First and exclusive charge by way of registered mortgage on Property							

							being development rights("DevelopmentRights "), present and future FSI/ TDR accruing to the Developer, unsold units, sold and unregistered units on All those pieces and parcels of land or ground and hereditaments premises together with ownership rights over the new building proposed to be known as"Joe Henriques Bungalow". e) Exclusive charge by way of hypothecation and escrow of all the Sold and Unsold Receivables, Present and Future Receivables arising out of above securities.							
18	Pranav Constructions Limited	Bajaj Housing Finance Ltd- Kirti Mandir CHSL	Secured Term Loan	H405CFC1689033	23-09-2025	Construction Finance	a) Exclusive first charge by way of registered mortgage of Development rights & unsold units in the Project "Kirti Mandir CHSL". b) Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of the Project c) Exclusive charge on the escrow accounts of the project and all monies credited/deposited therein (in all forms).	Co-borrowers - Mr. Pranav Kiran Ashar	300.00	24.30	35.70	12.90%	63	None

19	Pranav Constructions Limited	Bajaj Housing Finance Ltd- You & I CHSL	Secured Term Loan	H405CFC1663980	14-08-2025	Construction Finance	a) Exclusive first charge by way of registered mortgage of Development rights in respect of land bearing Sub Plot No. 134, corresponding to C.T.S No. 833 bearing Survey No '141-A, admeasuring 835.13 square meters or thereabouts, of Village and City Survey Ambivali, Andheri, Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban situate, lying and being at J.P. Road, Model Town, Andheri (West), Mumbai 400053, cunent FSI + TDR & unsold units in The Project "You and I CHSL" b) Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units ofthe project and all insurance proceeds, both present and future cash flows of The Project c) Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms).	Co-borrowers - Mr. Pranav Kiran Ashar	120.00	22.16	7.84	12.90%	63	None

20	Pranav Constructions Limited	ICICI Home Finance Company Limited-Priyadarshini CHSL	Secured Term Loan	CHMUM00001725385	30-09-2025	Construction Finance	1. First exclusive charge by way of registered mortgage in favor of the Lender on all the rights, claims, benefits including FSI, Development rights, Developer's share in the Project in terms of the development agreement for the "Redevelopment of Priyadarshini CHSL" on land bearing F.P. No. 42 A of Town Planning Scheme (T.P.S) No. II of Sanctacruz corresponding to C.T.S. No. G/112, G/113 and G/114 admeasuring 1006.40 square meters or thereabouts of Village C - Ward, Taluka: Bandra in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika H/W ward and lying, being and situate at 122, S.V. Road, Santacruz (West), Mumbai - 400 054 with all the present and future structure as may be constructed thereon. 2. First exclusive charge by way of registered mortgage in favour of Lender on the Developer's share of units, on the booked and unsold units both present and future of the "Redevelopment of Priyadarshini CHSL" on land bearing F.P. No. 42 A of Town Planning Scheme (T.P.S) No. II of Sanctacruz	Co-borrowers - Mr. Pranav Ashar	300.00	11.94	155.03	13.00%	60	None

							corresponding to C.T.S. No. G/112, G/113 and G/114 admeasuring 1006.40 square meters or thereabouts of Village C-Ward, Taluka: Bandra in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika H/W ward and lying, being and situate at 122, S.V. Road, Santacruz (West), Mumbai - 400 054 as mentioned in Annexure II and III) except units allocated/lien marked to the Society as mentioned in Annexure VII. 3. First exclusive charge by way of registered mortgage in favor of the Lender on the Scheduled Receivables from the Sold, Booked and Unsold Units (except for unit 202 Lien marked to the society as mentioned in Annexure VII / lien marked) of the "Redevelopment of Priyadarshini CHSL" on land bearing F.P. No. 42 A of Town Planning Scheme (T.P.S) No. II of Santacruz corresponding to C.T.S. No. G/112, G/113 and G/114 admeasuring 1006.40 square meters or thereabouts of Village C-Ward, Taluka: Bandra in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika							

							H/W ward and lying, being and situate at 122, S.V. Road, Santacruz (West), Mumbai - 400 054. 4. First exclusive charge in favor of Lender by way registered mortgage on security of all rights, title, interest, claims, benefits, demands of the Project Documents (Mentioned in Annexure VIII) including all the approvals for the Project "Priyadarshini CHSL" on land bearing F.P. No. 42 A of Town Planning Scheme (T.P.S) No. II of Santacruz corresponding to C.T.S. No. G/112, G/113 and G/114 admeasuring 1006.40 square meters or thereabouts of Village C-Ward, Taluka: Bandra in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika H/W ward and lying, being and situate at 122, S.V. Road, Santacruz (West), Mumbai - 400 054 both present and future. 5. First exclusive charge by way of registered mortgage in favor of the Lender on the Escrow Account of the Project "Redevelopment of Priyadarshini CHSL" and the ISRA all monies credited/deposited therein (in whatever form the same may be), and all investments in respect							

							thereof (in whatever form the same may be) for Project "Redevelopment of Priyadarshini CHSL" on land bearing F.P. No. 42 A of Town Planning Scheme (T.P.S) No. II of Santacruz corresponding to C.T.S. No. G/112, G/113 and G/114 admeasuring 1006.40 square meters or thereabouts of Village C-Ward, Taluka: Bandra in the Registration District and Sub-District of Mumbai Suburban, in Brihan-Mumbai Mahanagarpalika H/W ward and lying, being and situate at 122, S.V. Road, Santacruz (West), Mumbai - 400 054. 6. First exclusive charge by way of registered mortgage in favor of the Lender on the Insurance Policies assigned and notified in favour of the Lender as first loss payee and first claimant. 7. First exclusive charge by way of mortgage on scheduled balance receivables of area admeasuring 4310 sq.mt. in the redevelopment project "Redevelopment of Priyadarshini CHSL". Mumbai as detailed in Annexure II of Sanction letter.							

21	Pranav Constructions Limited	Aditya Birla Capital Limited - Samrat & Pearl Palace	Secured Term Loan	ABW_MLAP000001009651	31-01-2026	Construction Finance	a) Extension of charge by way of registered mortgage of development rights belongings to the share of "Pranav Constructions Limited" ("Developer") as mentioned in Schedule ("Unsold Units"), Present and Future FSI accruing to the Developers ("FSI") in the Re-Development Project known as "Samrat Co-operative Housing Society Limited ("said Building"/"said Project") (Re-development of Society/Old Building known as Samrat Co-operating Housing Society. b) Extension of charge by way of registered mortgage on Property being Developments Rights ("Development Rights"), Present and Future FSI accruing to Pranav Constructions Limited ("FSI") and Unsold unit being the Developer's Share as mentioned in Schedule I hereunder ("Unsold Units") in the Project known as "Pearl Palace ("said Project")	Co-borrowers - Mr. Pranav Kiran Ashar	350.00	92.43	257.57	12.75%	48	None

22	Pranav Constructions Limited	Aditya Birla Housing Finance Ltd- Nirmal Bhavan	Secured Term Loan	LNMUG0CF-03260401138	27-03-2026	Construction Finance	A)First & exclusive charge by way of registered mortgage over property being Development rights in respect of all those pieces and parcels of land or ground together with ownership rights over the new building known as "Nirmal Bhavan" [save and except the area/units to be handed over to the existing members of the Society].("said Building/project") in the society known as Nirmal Bhavan Housing Society Limited being constructed on Final Plot No.120A of the town planning scheme No. VI and corresponding CTS No. 1049,1049/1 to 3 admeasuring 714.10 sq.mtrs.[694.73sq.mtrs as per the property card extract] lying, being and situate at Villafe Vile Parle, Taluka Andheri and District Mumbai Suburban("said Land") along with the Present and Future FSI accruing to the Developer ("FSI"). (excluding the (i)Society Premises, (ii) PTC Units (iii) unit reserved for Gym (iv) unit reserved for lieu of bank guarantee and (v) the ownership rights of the said Land). B) First and Exclusive Charge by way of hypothecation on the abovesaid share of	Co-borrowers - Mr. Pranav Kiran Ashar	180.00	0.00	20.00	13.00%	60	None

							Scheduled Receivables of both sold & unsold units in the project being constructed on the aforementioned property, under the documents entered with the customer by the borrower, all such proceeds both present & future. C) First and Exclusive Charge by way of hypothecation on the escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be); D) Interest Service Reserve Account (in the form of investment into liquid financial investments) equivalent to 3 months interest to be created at the time of each disbursement. Lien marking to be done within 15 days of each disbursement. E) Extension of charge by way of registered mortgage over the Development rights of M/S Pranav constructions limited on all that piece and parcel of freehold and non-agricultural land bearing Survey No. 26/1 (part) and 46/5 (part) corresponding to CTS No. 307/52 (previous CTS No. 307 (part) and 318 (part), Plot no. 63 admeasuring 2,957.60 Sq.Mtrs. or							

							thereabouts of Village Valnai, Taluka Borivali,in the Registration District and Sub District of Mumbai City and Mumbai Suburban, situated at Marve Road (Linking Road), Malad West, Mumbai 400 064 together with the Unsold Units in the Project "Kaveri CHSL" and Present and Future FSI/TDR accruing to the developer (after excluding sold and/or alloted units in the Said Project) F) In case of shortfall in the ISRA/ DSRA at any point in time during the Tenor of Facility, the Borrower(s) shall fund the shortfall amount within 15 days							
23	Pranav Constructions Limited	ICICI Home Finance Company Limited-Sompuri CHSL	Secured Term Loan	CHMUM00001758706	30-12-2025	Construction Finance	1. First exclusive charge by way of registered mortgage in favor of the Lender on all the rights,interest, demands, claims and benefits including FSI/Development rights, Developer's share in the Project in terms of the Development Agreement for the project "Redevelopment of Sompuri CHSL" on land bearing (i) CTS No. H/321 admeasuring 357.90 sq.mtrs-, (ii) CTS No. H/322 admeasuring 61 sq. mtrs. and (iii) CTS No. H/323 admeasuring 1259.20 sq. mtrs., aggregating to about 1678.10 sq.mtrs. excluding	Co-borrowers - Mr. Pranav Ashar	330.00	0.30	49.70	13.00%	60	None

							the Society's Reserved/Earnmarked Area admeasuring 1682 sq.Ft., situated, lying and being at Village bandra,taluka Bandra, H/Ward, N.A. No. 174, Station Road, Santacruz (West), Mumbai - 400054.with all the present and future structure as may be constructed thereon. 2. First exclusive charge by way of registered mortgage in favor of Lender on the Developer's share of units, on the booked and unsold units both present and future of the project "Redevelopment of Sompuri CHSL" on land bearing (i) CTS No. H/321 admeasuring 357.90 sq.mtrs., (ii) CTS No. H/322 admeasuring 61 sq. mtrs. and (iii) CTS No. H/323 admeasuring 1259.20 sq. mtrs., aggregating to about 1678.10 sq.mtrs. excluding the Society's Reserved/Earn marked Area admeasuring 1682 sq.ft., situated, lying and being at Village Bandra,taluka Bandra, H/Ward, N.A. No/ 174, Station Road, Santacruz (West), Mumbai - 400054.as mentioned in Annexure II and III) except units allocated/lien marked to the Society as mentioned in Annexure VII							

							3. First exclusive charge in favour of Lender by way of registered mortgage on security of all rights, title,interest, claims, benefits, demand of the Project Documents (Mentioned in Annexure VIII) including all the approvals for the project "Redevelopment of Sompuri CHSL" on land bearing i) CTS No. H/321 admeasuring 357.90 sq.mtrs., (ii) nCTS No. H/322 admeasuring 61 sq.mtrs. and (iii) CTS No. H/323 admeasuring 1259.20 sq. mtrs., aggregating to about 1678.101 sq.mtrs. excluding the Society's Reserved/earnmarked Area admeasuring 1682sq. ft. situated, lying and being at Village Bandra, taluka Bandra, H/Ward, N.A. No. 174, Station Road, Santacruz (West), Mumbai -400054 both present and future. 4. First exclusive charge by way of registered mortgage in favor of the Lender on the Escrow Account of the Project "Redevelopment of Sompuri CHSL" and the ISRA/DSRA all monies credited/deposited therin (in whatever form the same may be), and all investments in respect thereof (in whatever form							

							the same may be) for Project "Redevelopment of Sompuri CHSL" on land bearing i) CTS.No. H/321 admeasuring 357.90 sq. mtrs., (ii) CTS No. H/322 admeasuring 61 sq.mtrs. and (iii) CTS No. H/323 admeasuring 357.90 sq.mtrs., aggregating to about 1678.10 sq.mtrs., situated, lying and being at Village Bandra, Taluka Bandra,H/Ward, N.A. No. 174, Station Road, Santacruz (West), Mumbai -40054 5. First exclusive charge by way of registered mortgage in favor of the Lender on the Insurance Polices assigned and notified in favor of the Lender as first liss payee and first claimant 6. First exclusive charge by way of registered mortgage on nscheduled balance receivables of area admeasuring 1258 sq.mtr, in the redevelopment project "Redevelopment of Sompuri CHSL", Mumbai as detailed in Annexure II of Sanction letter.							

24	Pranav Constructions Limited	Kotak Equipment Finance-MFE Formwork LAP CE1783133	Secured Term Loan	CE1783133	11-03-2026	Equipment Finance	MFE_FORMWORK_TECHNOLOGY	Co-borrowers - Mr. Pranav Kiran Ashar	31.90	3.20	28.70	12.44%	46	None
25	Pranav Constructions Limited	Kotak Equipment Finance-Material Hoist LAP CE1786661	Secured Term Loan	CE1786661	17-02-2026	Equipment Finance	Material Hoist	Co-borrowers - Mr. Pranav Kiran Ashar	1.80	0.14	1.66	12.44%	35	None

26	Pranav Constructions Limited	Kotak Equipment Finance-Material Hoist LAP CE1786676	Secured Term Loan	CE1786676	17-02-2026	Equipment Finance	Material Hoist	Co-borrowers - Mr. Pranav Kiran Ashar	1.80	0.09	1.71	12.44%	35	None
27	Pranav Constructions Limited	Kotak Equipment Finance-ACETower Crane LAP CE1674624	Secured Term Loan	CE1674605	12-08-2025	Equipment Finance	ACE TOWER CRANE	Co-borrowers - Mr. Pranav Kiran Ashar	4.95	0.88	4.07	11.50%	34	None

28	Pranav Constructio ns Limited	Kotak Equipment Finance- Knest Foamwork LAP CE167460 5	Secured Term Loan	CE1674624	12-08-2025	Equipment Finance	KNEST FOAMWORK	Co-borrower s - Mr. Pranav Kiran Ashar	17.5 0	4.46	13.04	12.44%	46	None
29	Pranav Constructio ns Limited	Kotak Equipment Finance- Potain Tower Crane LAP CE167461 0	Secured Term Loan	CE1674610	12-08-2025	Equipment Finance	POTAIN TOWER CRANE	Co-borrower s - Mr. Pranav Kiran Ashar	5.38	0.96	4.42	11.50%	46	None

30	Pranav Constructions Private Ltd	Kotak Mahindra Bank Limited	Dropdown Bank Overdraft	8211860406	23-12-2021	Working Capital	Registered mortgage / MOE of the property desribed below : Bunglow No.A Ground +One Plot no-149,44,06, Village Dongergaon taluka Lonavala Pune-410401.	None	9.53	2.54	6.99	9.10%	120	None
31	Pranav Constructions Private Ltd	Adeshwar Lifespace (OPC) Private Limited	Unsecured	NA	NA	General Purpose Loan	None	None			8.20	9% (Paid Yearly)	NA	None

32	Pranav Constructions Private Ltd	Avid Trading Private Limited	Unsecured	NA	NA	General Purpose Loan	None	None			70.00	18% (Paid Quarterly)	NA	None
33	Pranav Constructions Private Ltd	Deevoir Consulting Services Pvt. Ltd	Unsecured	NA	NA	General Purpose Loan	None	None			21.84	18% (Paid Monthly)	NA	None

34	Pranav Constructions Private Ltd	En Interactive Technologies Pvt. Ltd.	Unsecured	NA	NA	General Purpose Loan	None	None			15.00	14% (Paid Quarterly)	NA	None
35	Pranav Constructions Private Ltd	Darshal Constructions Private Limited	Unsecured	NA	NA	General Purpose Loan	None	None			140.00	12% (Paid Annualy)	NA	None

b) Unsecured loans as on July 15, 2026 which may be recalled by the lenders at any time:

INR 255.04 Million is repayable on demand.

c) Bridge loan(s) as on July 15, 2026:

NIL

d) Debentures as on July 15, 2026:

NIL

Annexure B

Details of Category of Borrowing:

Category of borrowing	Sanctioned / Loaned amount (in ₹ million)	Outstanding amount (in ₹ million) as on July 15, 2026
Working Capital Facility	9.53	6.99
Term Loans	5,316.05	2,100.89
Demand Loan	-	255.04
Total	**5,325.58**	**2,362.92**

Annexure C

Guarantees provided by the Company as on July 15, 2026.

NIL